

081.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

680,400 / 680,400

USE VALUE:

680,400 / 680,400

ASSESSED:

680,400 / 680,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
2		RONALD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DOKOS CONSTANTINE P--ETAL	
Owner 2: DOKOS ANGELIQUE C	
Owner 3:	

Street 1: 2 RONALD ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 1675 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5046	Sq. Ft.	Site			0	70.	1.13	5									399,965						400,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5046.000	275,700	4,700	400,000	680,400		50161
							GIS Ref
							GIS Ref
							Insp Date
							08/21/18

PREVIOUS ASSESSMENT								Parcel ID	081.0-0002-0004.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1: 50161	
2022	101	FV	275,700	4,700	5,046.	400,000	680,400		Year end	12/23/2021	Prior Id # 2:	
2021	101	FV	266,900	4700	5,046.	400,000	671,600		Year End Roll	12/10/2020	Prior Id # 3:	
2020	101	FV	266,800	4700	5,046.	400,000	671,500	671,500	Year End Roll	12/18/2019	Prior Id # 1:	
2019	101	FV	211,500	4700	5,046.	405,700	621,900	621,900	Year End Roll	1/3/2019	Prior Id # 2:	
2018	101	FV	218,300	4700	5,046.	302,800	525,800	525,800	Year End Roll	12/20/2017	Prior Id # 3:	
2017	101	FV	218,300	4700	5,046.	274,300	497,300	497,300	Year End Roll	1/3/2017	ASR Map:	
2016	101	FV	218,300	4700	5,046.	262,800	485,800	485,800	Year End	1/4/2016	Fact Dist:	
2015	101	FV	205,700	4700	5,046.	222,800	433,200	433,200	Year End Roll	12/11/2014	Reval Dist:	

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
	17466-15		10/1/1986			193,000	No	No	Y								
BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
8/21/2014	1048	New Wind	17,039	8/21/2014				Replace 12 windows		8/21/2018	MEAS&NOTICE	BS	Barbara S				
7/20/2012	912	New Wind	12,195					REPL 9 WINDOWS		4/3/2009	Meas/Inspect	163	PATRIOT				
10/16/2009	1001	New Wind	13,390							4/1/2009	Measured	197	PATRIOT				
12/17/2008	1508	Manual	5,698	C				replace gutters		1/12/2000	Meas/Inspect	264	PATRIOT				
9/16/1996	459	Manual	4,500					REROOF		12/1/1981		MS					

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Good			PDAS.									
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3	- BrickorStone			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 2	- Clapboard			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 3	- Gambrel			OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good												
Color: BEIGE				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	- Average			CONDOS INFORMATION				Level FY LR DR D K FR RR BR FB HB L O									
Year Blt: 1920	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G10		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV	- Average	31.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2	- Plaster			Functional:				Interior:	1	8	3						
Sec Int Wall:		%		Economic:				Additions:									
Partition: T	- Typical			Special:				Kitchen:									
Prim Floors: 3	- Hardwood			Override:				Baths:									
Sec Floors:		%		Total:	31	%		Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar:				Size Adj.: 1.27686572				General:									
Electric: 3	- Typical			Const Adj.: 1.00969899				COMPARABLE SALES									
Insulation: 2	- Typical			Adj \$ / SQ: 167.602				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 60500													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 399493													
% Com Wal		% Sprinkled		Depreciation: 123843													
				Depreciated Total: 275650													
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val							
SPEC FEATURES/YARD ITEMS				Serial #:													
PARCEL ID 081.0-0002-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1920	21.93	T	40	101			4,700		4,700
More: N				Total Yard Items:				4,700	Total Special Features:						Total:	4,700	
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	988	50.280	49,677	SFL	95											
FFL	First Floor	934	167.600	156,541													
SFL	Second Floor	741	167.600	124,193													
EFP	Enclos Porch	104	53.920	5,608													
PAT	Patio	104	5.910	615													
WDK	Deck	80	16.160	1,292													
OPF	Open Porch	24	44.430	1,066													
Net Sketched Area: 2,975				Total:	338,992												
Size Ad	1675	Gross Area	3014	FinArea	1675												
IMAGE																	
AssessPro Patriot Properties, Inc																	